



157 Buckingham Road

Town Centre | Aylesbury | Buckinghamshire | HP19 9QF



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Williams are delighted to introduce to the market this fantastic two double bedroom terraced period property set in the town centre of Aylesbury. The property boasts a open plan lounge/diner, L-shaped kitchen, downstairs bathroom, two king-sized bedrooms and a generously long enclosed rear garden. The property is a short walk from the train station, all amenities, as well as Aylesbury Grammar School.

£250,000

- Two King-Sized Bedrooms
- Long Enclosed Rear Garden
- Lounge/Diner
- Town Centre Location
- Period Property
- Viewings Highly Recommended

Aylesbury Town

A central location within easy reach of local amenities including shopping, sports facilities, eateries, bars and for commuters a mainline rail service which reaches London Marylebone in about 55 minutes. The A41 gives fast access to both the M40 & M25 motorway network.

Council Tax

Band B

Local Authority

Buckinghamshire Council

Services

All main services available



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A very well presented two bedroom mid terrace period home set within easy reach of the town centre, rail links to London Marylebone and the Aylesbury Grammar School.



Lounge / Diner

Enter through the front door into the lounge/diner, comprised of wood effect flooring, a window to the front aspect, feature fireplace, wooden beams to the ceiling, ceiling mounted lights, two wall mounted radiators, a doorway to the kitchen and stairs rising to the first floor. Ample space for living and dining room furniture.

Kitchen

This L-shaped kitchen is comprised of tiled flooring, spotlights to the ceiling, a door to the enclosed rear garden, a frosted window, door to the bathroom and a range of wall and base mounted units including an inset sink with a mixer tap and draining board, oven, four ring stove and undercounter space for white goods.

Bathroom

The downstairs bathroom is comprised of a dual aspect frosted windows, wood effect flooring, a door to a storage cupboard, wall mounted radiator, spotlights to the ceiling, tiling to splash sensitive areas, a low level w/cm hand wash basin with a mixer tap and a panelled bathtub with an overhead shower and mixer tap.

Landing

The first floor landing is comprised of carpeted flooring, a spotlight to the ceiling and wooden doors to both bedrooms.

Bedroom Two

This bedroom is comprised of wood effect flooring, studio spotlights to the ceiling, a window to the rear aspect, a wall mounted radiator, storage cupboard, and space for a king sized bed and other bedroom furniture.

Master Bedroom

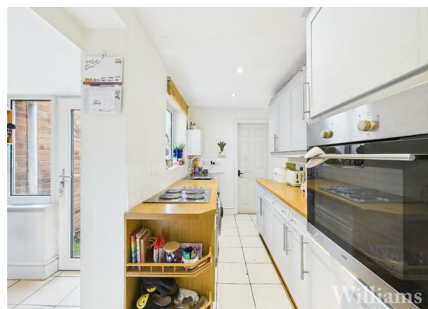
The master bedroom features a window to the front aspect, wood effect flooring, spotlights to the ceiling, a wall mounted radiator and space for a king sized bed and other bedroom furniture.

Garden

This long enclosed rear garden is comprised of a patio area with ample space for garden furniture and grass lawn laid to the remainder.

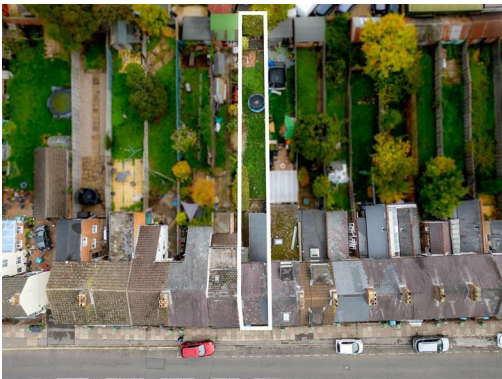
Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(21-34) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(21-34) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			



Approximate total area^m

567 ft²

52.7 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.